

1TEXAS GRAND RANCH PROPERTY OWNERS' ASSOCIATION
ANNOUNCEMENT OF CANDIDACY FOR BOARD OF DIRECTORS

September 30, 2023

Name of Candidate: Gary L. Evans

Owned property in TGR since 2020

Residing in TGR? Yes

Current or if retired former primary occupation/business: Attorney

Past or Present Board Experience: Past President Hooks Airport Business and Property Owner's Association; Director (2005-present) and Past President (2012-13) Lawyer Pilots Bar Association; Past Chairman, HobbyFest and Hobby AeroFest Committees (1999-2000); Past Educational Liaison and President, Farmstead Homeowner's Association (1987-1988); Recipient - Hobby Airport Person of the Year Award for 1999 presented by the Pearland/Hobby Area Chamber of Commerce; Former Vice President - Houston Aeronautical Heritage Society; Secretary - Aerostar Owners Association (2021-present); Current member of TGR Architectural Review Committee ("ARC").

Offices held: please see above.

What special knowledge, skills, or experience would you bring to the board?

I have extensive previous Board experience as described above, and am very familiar with the duties board members, officers and directors owe the organization with which they are involved, including being involved in the ARC since it was formed. I received an MBA in 1989, a J.D in 1995, and have had extensive legal involvement in HOA issues over the years as an attorney continuously practicing law in Texas since 1996, which I have relied upon and applied to previous ARC activities.

Are you willing and able to devote the time and attention needed to be a Director?

Yes.

In 150 words or less, why are you running for the Board?

TGR is a highly desirable development wherein the developer has truly succeeded in striking that sometimes delicate balance of optimizing community attributes and features such that they appeal to as many of the residents and property owners as possible. While personal freedoms are clearly of great importance, it also remains vitally important to safeguard features of the community, encouraging and maintaining the best balance reasonably attainable, as it is that balance that has likely contributed to the tremendous success of the development to begin with. In other words, do those things reasonably calculated to protect and preserve the best interests of the community at large. From a fiscal

perspective, the POA's finances must be administered with highest attainable prudence and responsibility as well, making decisions designed to maximize the return on Board investments of property owner funds in maintaining and improving our community and its infrastructure.

In 50 words or less, what is your view of variances to the CCRs.

Variances should only be rarely granted upon a showing of legitimate good cause as presented by the property owner, and then only for factors beyond the reasonable control of the property owner, in matters that cannot be reasonably accommodated without use of a variance.

In 50 words or less, what committees or areas of interest are you interested in joining?

I continue to be interested in the ARC Subcommittee as it is of vital importance to the continued prudent development of our community, along with ensuring adherence to all of TGR's SBRs and CC&Rs. I have the skill, knowledge, education, experience, and training to fully and capably serve other TGR POA Board positions as well.

In 50 words or less, what issue or activity deserves the highest priority to be addressed by the Board?

The duties board members, officers and directors owe the organizations they are involved with should be treated as the highest duty recognized at law, where such participants are required to do that which is determined to be in the best interest of the association, organization and/or community, irrespective of their own personal feelings and/or wishes. The Board also needs to avoid "group think" at all cost.

In 25 words or less are you open to adding additional amenities for the POA (such as tennis courts, clubhouse, etc.)?

No. These types of items do not seem to be advisable or necessary to the property owners who have elected to purchase property within TGR.

In 50 words or less what is your view on budgeting and maintenance?

Budgetary control and administration is central to the success of any POA and must be done via a competitive bidding process. The POA should only expend those funds reasonably necessary for the operation of the community, and major expenditures, if any, should be vetted with feedback from the community as a whole.

In 100 words or less, what other information would you like to convey to the Members?

My lovely wife Penny and I moved to Texas as soon as we could (1980 and 1988, respectively). Having lived in The Woodlands for over 20 years, we first visited TGR in March, 2020, loved what we saw, purchased our lot the same day, built our home, and moved in during December, 2021. We plan on spending the rest of our days in TGR! While TGR is not completely unique, it continues to be a highly desirable community, featuring attributes that drew many property owners to TGR to begin with. The transition from being

“developer managed” to “property owner managed” has certainly been challenging, but with that challenge comes increased opportunities to continue developing TGR in alignment with what property owners view as the most prudent and desirable path moving forward, including infrastructure.

Respectfully submitted the 30th day of September, 2023.

By: /s/ **Gary L. Evans**
Gary Linn Evans